

## **MANAGEMENT CERTIFICATE**

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Larkspur

2. **Name of the Association:** Larkspur Master Community, Inc.

3. **Recording data for the Subdivision:**

Caughfield Phase 1, according to the plats recorded in documents 2017009102 & 2017015639,  
Caughfield Phase 2, according to the plats recorded in documents 2017094425 & 2018040594,  
Caughfield Phase 3A, according to the plat recorded in document 2019000071,  
Caughfield Phase 3B, according to the plat recorded in document 2018051239,  
Caughfield Phase 4, according to the plat recorded in document 2018075386,  
Caughfield Phase 5, according to the plat recorded in document 2019093351,  
Caughfield Phase 6, according to the plat recorded in document 2018091473,  
Caughfield, Phase 7B, according to the plat recorded in document 2019064195,  
Caughfield Phase 8, according to the plat recorded in document 2019064445,  
Caughfield Phase 9, according to the plat recorded in document 2019119008,  
Caughfield Phase 10, according to the plat recorded in document 2020111431,  
Caughfield Phase 11, according to the plat recorded in document 2021038231,  
Caughfield Phase 12, according to the plat recorded in document 2021146386,  
Caughfield Phase 13, according to the plat recorded in document 2021147941,  
Official Public Records of Williamson County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

5. **Name and mailing address of the Association:** Larkspur Master Community, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

**Goodwin & Company**  
**PO Box 203310, Austin, TX**  
**855.289.6007**  
**[Info@goodwintx.com](mailto:Info@goodwintx.com)**

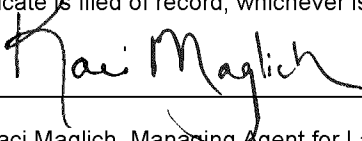
7. **Website address where all dedicatory instruments can be found:**

<https://alks.sites.townsq.io/0> or [www.goodwintx.com](http://www.goodwintx.com), use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Working Capital: \$350  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:  
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100  
Compliance Inspection Fee (optional): \$150  
Transfer Fee: \$340  
Access Deactivation Fee: \$20

This management certificate is filed of record in Williamson County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Kaci Maglich, Managing Agent for Larkspur Master Community, Inc., Duly  
Authorized Agent

Signed: November 6, 2024

**AFTER RECORDING RETURN TO:**

**Goodwin & Company**  
PO Box 203310  
Austin, TX 78720-3310

STATE OF TEXAS

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§  
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COUNTY OF WILLIAMSON

This instrument was signed before me on 11/6/24, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:   
Notary Public, State of Texas



**EXHIBIT "A"**

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Larkspur Master Covenant, recorded as Document No. 2016098172 in the Official Public Records of Williamson County.
  - a. First Amendment to Larkspur Master Covenant, recorded as Document No. 202368688 in the Official Public Records of Williamson County.
2. Larkspur Development Area Declaration [Residential], recorded as Document No. 2016098882 in the Official Public Records of Williamson County.
  - a. First Amendment to Larkspur Development Area Declaration [Residential] [Bonnet Tract Subdivision], recorded as Document No. 2022131194 in the Official Public Records of Williamson County.
  - b. Second Amendment to Larkspur Development Area Declaration [Residential] [Bonnet Tract Subdivision], recorded as Document No. 2023076765 in the Official Public Records of Williamson County.
3. Larkspur Policy Manual, recorded as Document No. 2016098883 in the Official Public Records of Williamson County.
  - a. Larkspur First Supplement to Policy Manual, recorded as Document No. 2019030922 in the Official Public Records of Williamson County.
  - b. Larkspur Second Supplement to Policy Manual, recorded as Document No. 2022024713 in the Official Public Records of Williamson County.
  - c. Larkspur Third Supplement to Policy Manual, recorded as Document No. 2023000338 in the Official Public Records of Williamson County.
  - d. Larkspur Fourth Supplement to Policy Manual, recorded as Document No. 2023005536 in the Official Public Records of Williamson County.
  - e. Larkspur Fifth Supplement to Policy Manual, recorded as Document No. 2024037634 in the Official Public Records of Williamson County.
4. Larkspur Notice of Applicability [Residential] [Phase 1], recorded as Document No. 2017012573 in the Official Public Records of Williamson County.
5. Larkspur Design Guidelines, recorded as Document No. 2017016732 in the Official Public Records of Williamson County.
  - a. Larkspur First Amendment to Design Guidelines, recorded as Document No. 2017071217 in the Official Public Records of Williamson County.

- b. Larkspur Second Amendment to Design Guidelines, recorded as Document No. 2017085359 in the Official Public Records of Williamson County.
  - c. Larkspur Third Amendment to Design Guidelines, recorded as Document No. 2017087251 in the Official Public Records of Williamson County.
  - d. Larkspur Fourth Amendment to Design Guidelines, recorded as Document No. 2018027750 in the Official Public Records of Williamson County.
  - e. Larkspur Fifth Amendment to Design Guidelines, recorded as Document No. 2018082603 in the Official Public Records of Williamson County.
  - f. Larkspur Sixth Amendment to Design Guidelines, recorded as Document No. 2019044139 in the Official Public Records of Williamson County.
- 6. Larkspur Adoption of Working Capital Assessment for Residential Lots, recorded as Document No. 2017079218 in the Official Public Records of Williamson County.
  - 7. Larkspur Notice of Applicability [Residential] [Phase 2], recorded as Document No. 2017105824 in the Official Public Records of Williamson County.
  - 8. Larkspur Notice of Annexation [Residential] [Future Phases 4 & 5], recorded as Document No. 2018033599 in the Official Public Records of Williamson County.
  - 9. Larkspur Notice of Applicability [Residential] [Phase 3B], recorded as Document No. 2018054087 in the Official Public Records of Williamson County.
  - 10. Larkspur Notice of Annexation [Residential] [Future Phase 6], recorded as Document No. 2018091473 in the Official Public Records of Williamson County.
  - 11. Larkspur Notice of Applicability [Residential] [Phases 7B & 8], recorded as Document No. 2019065472 in the Official Public Records of Williamson County.
  - 12. Larkspur Notice of Applicability [Residential] [Phase 7A], recorded as Document No. 2019007386 in the Official Public Records of Williamson County.
  - 13. Larkspur Notice of Applicability [Residential] [Phase 9], recorded as Document No. 2020022378 in the Official Public Records of Williamson County.
  - 14. Larkspur Notice of Applicability [Residential] [Phase 10], recorded as Document No. 2020123623 in the Official Public Records of Williamson County.
  - 15. Larkspur Notice of Applicability [Residential] [Phase 11], recorded as Document No. 2021050979 in the Official Public Records of Williamson County.
  - 16. Larkspur Supplement to Notice of Applicability [Phase 7A], recorded as Document No. 2021076218 in the Official Public Records of Williamson County.

17. Larkspur Notice of Applicability [Residential] [Phases 12 and 13], recorded as Document No. 2021167482 in the Official Public Records of Williamson County.

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024088961**

Pages: 6 Fee: \$41.00

11/07/2024 10:09 AM

AMCCOY



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas